

NOTES

1. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. THIS PROPERTY IS SUBJECT TO ALL LEGAL ROADWAYS, RIGHT-OF-WAYS, EASEMENTS IF ANY, WHETHER SHOWN OR NOT.
3. THE EXISTING BUILDINGS, DRIVEWAY AND IMPROVEMENTS ARE TO BE UNDISTURBED.

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER A REVIEW OF FIRM MAP #21111C0042E, EFFECTIVE 12/5/06. BASED ON THE ABOVE INFORMATION THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN.

SITE DATA

SIZE: 3,106.90 S.F. / 0.07 AC

EX. ZONING: C-2

EX. FORM DIST.: TNFD

PROP. ZONING: UNCHANGED

PROP. FORM DIST.: UNCHANGED

EX. USE/S.F.: OFFICE/1,938 S.F.
STORAGE BLDG./1,052 S.F.

PROP. USE/S.F.: SINGLE FAMILY RESIDENTIAL/
3,097 S.F. (EXP./REMODEL)
ACCESSORY APARTMENT
(EXP./REMODEL)/1,444 S.F.

TOTAL SIZE: 4,541 S.F.

FLOOR AREA RATIO: 0.73 (1.0 MAX.)

MIN. LOT AREA: N/A

MIN. LOT WIDTH: N/A

MIN. FRONT YARD: PER INFILL REQUIREMENTS

MIN. ST. SIDE YARD: 3' (N/A)

MAX. FRONT

SETBACK: PER INFILL REQUIREMENTS

MIN. SIDE YARD: NONE

MIN. REAR YARD: PER INFILL REQUIREMENTS

PARKING REQ. 2 SPACE (1 SP. / UNIT)

PARKING MAX: 3 SPACE

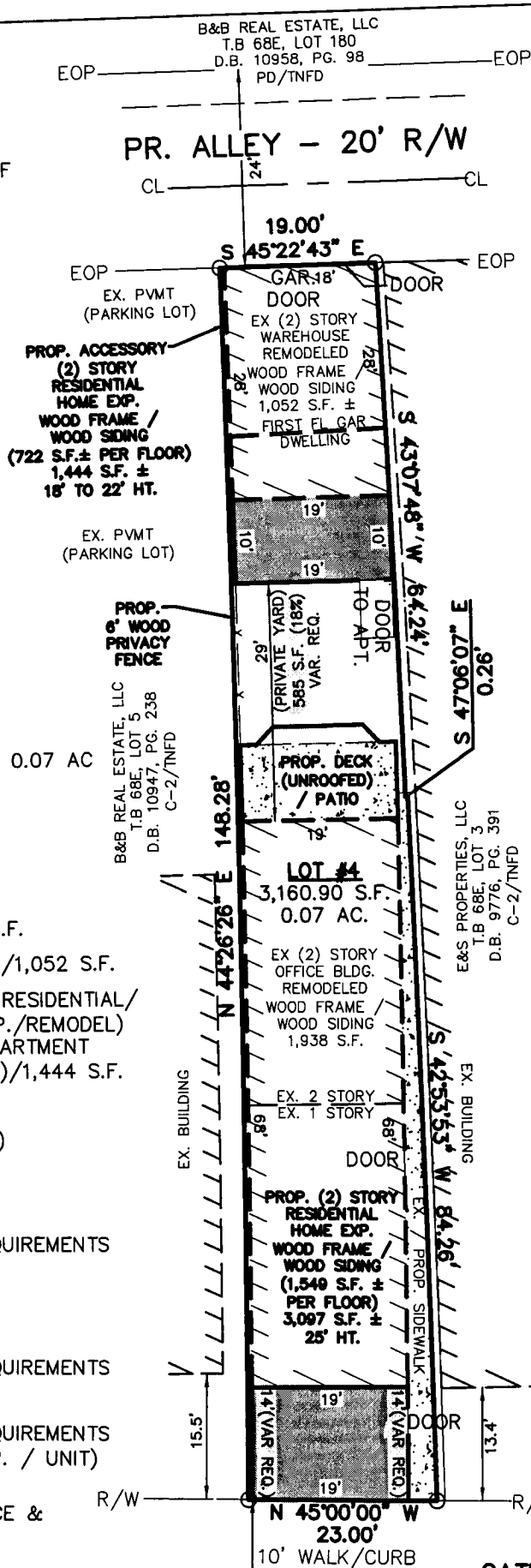
PARKING PROVIDED: 1 STREET SPACE &
1 GAR SPACE
2 TOTAL

MAX. BLDG. HT.: 45' FT. OR 3 STORIES
(PROVIDED 25' HT. AND 22')

VARIANCE REQUEST(S):

LAND DEVELOPMENT CODE INFILL DEVELOPMENT REGULATIONS SECTION 5.1.12.A.2.a. "INFILL DIMENSIONAL REQUIREMENTS / FRONT YARD SETBACK" TO ALLOW FOR THE PROPOSED STRUCTURE EXPANSION TO BE CONSTRUCTION PAST THE TWO NEAREST LOTS TO THE RIGHT-OF-WAY.

LAND DEVELOPMENT CODE INFILL DEVELOPMENT REGULATIONS SECTION 5.4.1.D.3. "TRADITIONAL FORM DISTRICTS / PRIVATE YARD AREA" TO ALLOW FOR THE PRIVATE YARD AREA BE REDUCED FROM 20% TO 18%.



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY CORNERS CALCULATED
- R/W RIGHT-OF-WAY
- EOP/CURB EDGE OF PAVEMENT/CURB
- CL CENTERLINE OF PAVEMENT
- EX. EXISTING
- FND FOUND
- EX. BLDG. EX. BUILDING
- PROP. CONC. PROP. CONC.
- PROP. BLDG. EXPANSION PROP. BLDG. EXPANSION
- PROP. BLDG. PROP. BLDG.

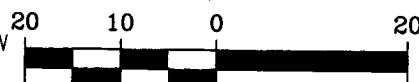
CATEGORY 2A DEVELOPMENT &
VARIANCE PLAN

DEVELOPER: BRUBYU, LLC
95 JIM'S COURT
FISHERVILLE, KY 40023
502.356.7385

OWNER: ERW REVOCABLE TRUST
1156 BARDSTOWN RD.
LOUISVILLE, KY 40204
ADDRESS: 437 BAXTER AVE.
LOUISVILLE, KY 40204
T.B. 058E, LOT 0004,
D.B. 11704, PG. 761

C-2 / TRADITIONAL NEIGHBORHOOD
FORM DISTRICT

JULY 20, 2020, SCALE 1"=20'



J. JODANIK PROPERTIES, INC.
T.B. 68A, LOT 67
D.B. 6155, PG. 732
C-2/TNFD

C. R. P. & ASSOCIATES, INC.
7321 New LaGrange Road, Suite 111
Louisville, KY. 40222
(502)423-8747